

# Sand Castles

LUXURY \* LIFESTYLE \* REAL ESTATE



JULY 26, 2018 - SPECIAL SECTION

*Ponte Vedra*   
**Recorder**

*Not your average newspaper, not your average reader*

- A SUMMER DAY IN ROME
- PREPARING YOUR POOL FOR A HURRICANE
- LETTUCE DO DINNER

# Welcome to the summer issue of Sand Castles



**Janet Westling**  
Contributing Editor

**By Janet Westling**  
Contributing Editor

Summertime means many things to each of us. Our summer bliss happens through our travels, time with friends and family, long walks on the beach and celebrations such as the Fourth of July, which for many marks the beginning of summer.

June, July and August also represent some of the busiest times for real estate. According to Berkshire Hathaway HomeServices, the right time to list your home is during the summer. The company notes 43 percent of homes listed in the summer are off the market within 30 days. In addition, over 40 million Americans move annually, and over half of those people move during the summer months. Berkshire Hathaway HomeServices adds that summer moves eliminate disruptions for families with children, and warmer days enhance curb appeal with more green on the lawn and in your pocket.

Featured in this issue, nine realtors showcase their listings and sales on our

First Coast. From Beachwalk to the Atlantic Ocean and Palencia to the Plantation at Ponte Vedra Beach, the unique lifestyle we offer is a compelling reason to call our First Coast home. Miles of beautiful sandy beaches from Atlantic Beach to St. Augustine welcome visitors to our historic coast, which is also Florida's best kept secret!

If you must leave our little piece of paradise, what better country to visit than Italy. In this issue, Francesca Rutherford shares her visit to her homeland with tales of her adventures. Born and raised in Rome and now a U.S. citizen, she and her family returned to her homeland for their summer vacation.

Also in this issue, local chef Alice Hickox and owner of Lettuce do Dinner writes about her personal journey that led to her passion in the culinary arts. Chef Alice shares her Summertime Mason Jar Salad recipe with us that sounds delicious!

Our summer bliss always includes a great book to read. Author and journalist Geraldo Rivera visited Ponte Vedra in June to discuss his latest work, "The

Geraldo Show: A Memoir." My husband Dale and I hosted Rivera in our home for a book signing to a very receptive audience! In addition to photos from the event, this issue features a book review about the memoir written by Jesse Hagy, an incoming freshman at Bates College.

Since we're in the middle of hurricane season, Judson Clarkson with Pools by Clarkson also shares a few tips on how to prepare your home for a hurricane. Let's hope we don't have to use his advice this year, but it is always better to be prepared!

Our home is our castle and at the Beaches it is our castle in the sand. From palm trees to sand dunes, golf courses and resort living, Jacksonville, Ponte Vedra Beach and the Beaches communities offer the most desirable real estate in Northeast Florida.

**Janet Westling, REALTOR, GRI, CIPS**  
**Berkshire Hathaway HomeServices**  
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**Sand Castles creator and contributing editor**  
**Award-winning section**  
**[www.janetwestling.com](http://www.janetwestling.com)**

## MARKET WATCH

# How do I prepare to buy a home?

**By Eric Spottswood**

Prosperity Home Mortgage

*This is a two-part article on how to best prepare for the lending process. The first part appeared in the previous edition of Sand Castles in May.*

In the last edition of Sand Castles, I started to discuss what can be done to decrease stress when setting up a mortgage and buying a home.

I advised buyers to learn what goes into a lending transaction — including credit, income, collateral and assets — and why each item is so important. In this issue, I'm going to discuss a few other factors to consider, such as timing, market challenges and the professionals you should choose to work with during the mortgage process.

### Start your process as early as possible

When it comes to financing, there is no time like the present! Especially with low inventory and a competitive housing market, you can't begin preparing too soon.

Many customers want to shop first, see if there are any homes listed for sale they like and then set up financing. But trying to buy a home in this order can add stress. Many sellers will not consider purchase offers from buyers who are not pre-approved by a lender, and the would-be buyers might lose a house they love.

The best practice is to contact a lender first to discuss your financing options, make sure you're qualified to shop in the range you desire and work on obtaining a pre-approval letter. Some lenders even



Photo courtesy of metrocreativeconnection.com

offer the ability to clear conditions while you're waiting to shop.

Prosperity Home Mortgage has a process called Buyers Advantage that works with customers to complete most of the financing process before they even begin shopping. This not only front-loads the effort on the loan to make the process less stressful throughout, but it also improves the strength of your offer to home sellers. So, start early and put yourself in a position to win the deal!

### Protect yourself against market challenges

It's no secret — interest rates have been on the rise in recent years.

A look at recent history shows the average rate of a conventional 30-year fixed rate loan has gone from 4.22 percent one year ago to 4.72 percent today, accord-

ing to Freddie Mac's Primary Mortgage Market Survey. Since rates are rising and housing markets are becoming more competitive, protecting yourself against that movement is paramount. At Prosperity Home Mortgage, we offer the Lock, Shop & Home program. This is a free, 90-day rate lock that allows customers to shop while they look for a home.

Rising interest rates might not just affect your out-of-pocket expenses during the life of the loan; they might also impact your ability to be approved for the loan amount you want. Protecting yourself against interest rate fluctuations may give you the time you need to shop for the home of your dreams.

### Work with professionals who are trustworthy and accessible

With the amount of information avail-

able on the internet today, our needs have never been more at our fingertips. Shopping to ensure you're getting the best rate possible is a good start. But feeling confident that you've chosen the right mortgage professional is an important part of the home buying process as well and is highly recommended to anyone buying a home.

Researching lenders in advance and deciding which one is right for you can help you avoid feeling rushed into making an uninformed decision. It's important to work with a lender who is accessible and experienced so that you can make informed decisions and close on time.

Talk to your friends, family and trusted real estate advisors to see what experiences they have had and who they recommend. Interest rates and costs are often competitive with one another, so make sure you carefully consider the value of having a trusted loan advisor who will work in your best interest and be available when you need him/her.

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# MASTERPIECE

## on the 15th Island Green



Photos courtesy of Vicki and Jake Piatt



112 Governors Road

**By Vicki and Jake Piatt**  
Country Club Real Estate

Most often considered the best community in Ponte Vedra Beach, the Plantation has consistently drawn those looking for the ultimate in an equity, members only club with its Arnold Palmer-designed golf course, Atlantic Ocean Beach Club, first-class clubhouse, tennis, croquet, fitness center and privacy.

It took the vision of a team of the best designers and craftsmen to remodel and bring the estate at 112 Governors Road to the highest level of absolute architectural perfection. The designers' focus was directed at making the beauty of the Island 15th Green an integral feature of the home. Panoramic lake and golf views abound through the walls of windows and two-story ceilings of the living and family rooms.

Anyone who places a great golf course view at the top of his/her bucket list will, upon entering the home, immediately walk to the rear lanai and see the ultimate lifestyle in family entertainment. The lanai features tongue-in-groove wood ceilings, island fans, a fire pit, seven fire bowls, an expansive summer kitchen and a saltwater pool and spa.

Considering how you would live in a 5,800-square-foot home, the design flow is ideal for most families. The first floor features a gorgeous master suite with a three-sided stone gas log fireplace and a sitting area overlooking the lagoon and green. There is an elegant master

bathroom with large his and her closets, a laundry and a gorgeous standalone tub. Nearby the master bedroom is an attractive office with hand-scraped wood floors, built-in cabinetry and a tiered tray ceiling. A convenient full powder bath is across the hall from the office and also serves as a pool bath.

This home also features a four-car garage with a paved courtyard and stone columns; a billiards loft with a bar overlooking the lakes and golf; a wine cellar; a sophisticated dining room; a chef's grade kitchen with a 14-by-4-foot granite island; a breakfast café with a green-view; a family room with a two-story stone fireplace; a grand entry foyer and elegant living room; three gas log fireplaces; two laundries; a balcony overlooking the vistas; a loft style library; a second floor gentleman's study with a conference room; and three guest bedroom suites.

Just as this home is considered one of the best, so is living in the Plantation, where you don't just get a home, you get the benefit of security patrols who'll do house checks on your home while you travel. You get mail delivery to your door and the best amenities imaginable, which include an oceanfront, private beach club, a first-class fitness center, a spectacular croquet court and pavilion, a great Har-Tru-surfaced tennis stadium and the newly rebuilt golf course.

This property is represented by Country Club Real Estate, listed by Vicki and Jake Piatt and offered at \$2,249,000.





# OLD PONTE VEDRA BEACH HOME

## offers resort living, access to beach

**By Mike McAfee and Katie Hughes**  
RE/MAX Specialists PV

Steps to the Atlantic Ocean, 6 Ponte Vedra Circle is located in desirable Old Ponte Vedra Beach. Access to the beach is right across from the house, and the 5-Star rated Ponte Vedra Inn & Club is a short walk or bike ride away!

This coastal designed beach house was built in 2014 with all the latest building specifications and designer finishes. A disappearing wall of sliding glass doors allows natural light to fill the living spaces. When open, the home flows to the outside oasis complete with a pool, spa, summer kitchen, gas fireplace, outdoor cabana bathroom with washer and dryer, playground and your very own putting green. With a north-eastern exposure, you will enjoy the ocean breezes all day long.

With an open floor plan concept and 5,322 square feet, there are five bedrooms, four full bathrooms, two half bathrooms, an office and three flex rooms. The third-floor bonus space provides ocean views and would make a perfect home gym, media room or secondary office. The additional two flex spaces were designed for the growing family to have various TV or play areas.

The home is structurally sound, using the best building materials including the metal roof, cedar shake shingles and Icynene insulation. Designer lighting, smooth ceilings, wood flooring, wood ceiling beams and substantial molding

are indicative of the quality finishes in a Marcus Meide-built home. The vast kitchen will not disappoint the best of chefs with its sweeping countertop space and high-end appliances. A coastal-inspired design is apparent in the custom built white wood shaker cabinets, glass subway tile backsplash, white marble countertops and apron cast iron sink.

Stainless steel appliances include an impressive Thermador range with double ovens, six burners and a griddle; a built-in fridge with wood panel doors to match the cabinetry; a dishwasher with wood panel; pot filler; custom wood hood; and microwave. The detailed cabinets make cooking easy with storage solutions such as spice pull outs; appliance garages to hide the countertop appliances; and double garbage cans on the island and near the range. The oversized island even includes a cabinet and drawers under the bar area that are perfect for all the homework mess and family games! A nearby butler's pantry provides additional storage, a full size fridge and drop zone for all the backpacks and shoes.

Open to the kitchen, the remarkable family room affords stunning views of the pool and outdoor oasis. With the fireplace and wood-paneled wall as a focal point, the room lays out perfectly to allow the natural light from outside to mix with soft interior hidden recessed



Photos courtesy of Mike McAfee and Katie Hughes

MCAFFEE/HUGHES continues on Page 19

6 Ponte Vedra Circle





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# McAfee/Hughes

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lighting. A bar is built into the room with cabinets matching the kitchen, marble countertops, a backsplash with a unique accent tile, a wine cooler, ice maker and sink. The home will continue to amaze with oversized bedrooms; plantation shutters; exquisitely finished bathrooms; two laundry rooms; tons of storage, including 536 square feet of finished attic space;

premium integrated sound system; and a perimeter mosquito protection system.

Location, location, location are the words for this home, as it is only a few steps to the beach, offering resort living in the most desirable community in Ponte Vedra Beach! It is also zoned for the A-rated St. Johns County schools and convenient to JTB restaurants and shopping.

This property is represented by RE/MAX Specialists PV, listed by Mike McAfee and Katie Hughes and offered at \$2,690,000.

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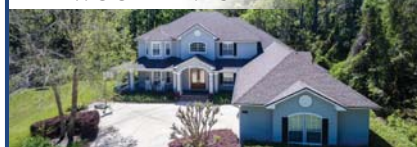
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# A summer day in ROME

By Francesca Rutherford

I'm originally from Rome, which is known as the Eternal City. It's always great to go back and visit my city once a year and live as a Roman and now as a tourist. I recently did just that with my family and wanted to share what makes a perfect summer day in my hometown.

First, waking up in the morning needs to be a moment of total happiness. Only the smell of a cup of caffè and cornetto (the Italian croissant) can make this happen. But that's not it! The noise of a window opening in front of ancient ruins or the activity from a Renaissance church or open air market, combined with everyday traffic noises, can transform a usual morning into a special one. Time runs slowly in Italy, especially on vacation. Enjoy it.

Next, change into some nice and comfortable clothes and a good pair of Italian shoes and go in the historical center of the city to enjoy the monuments, the fountains and the museums. I lived here 35 years of my life, but every time I see the Vatican from a bridge, Fontana di Trevi from a street corner or the Colosseum from a bus, it's like I'm seeing it for the first time. The excitement makes me speechless, and lots of memories with friends and family come to mind that make my heart full of wonderful feelings.

You cannot experience all of this by driving a car. Walking is the only way to completely enjoy the city. Small streets with flowers on the balconies, old buildings, statues from the Roman Empire, vintage snack bars and alimentari (grocery stores) will appear in front of you. I always like to visit old bookstores to see if I can find treasures or traces of the past. I also like to stop by a panetteria (bakery store) to buy fresh bread (especially the typical Roman rosetta that looks like a rose) or handmade pastries.

After hours of walking, I usually stop to have lunch. Lunch in Italy is a sacred moment of relaxation from the daily routine. During weekdays, I love visiting Via dei Coronari, a street

ROME continues on Page 22



ABOVE: Francesca Rutherford (right) enjoys a summer day in Rome with fellow Ponte Vedra Beach resident and friend Linda Lisowski.

LEFT: A famous street in Rome

Photos provided by Francesca Rutherford



“TIME RUNS SLOWLY IN ITALY, ESPECIALLY ON VACATION.”

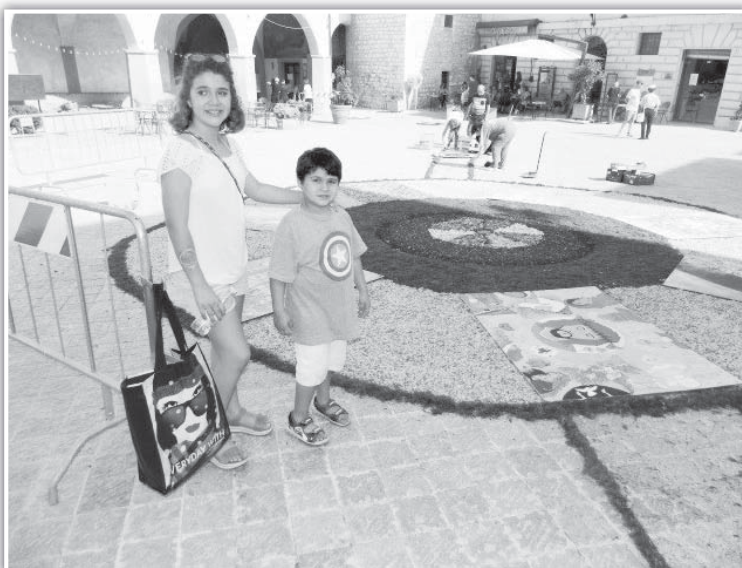


Photo provided by Francesca Rutherford

Maria Vittoria and John Carlo Rutherford participate in this year's Corpus Domini and Flower Festival in Umbria.

## A feast of flowers

By Francesca Rutherford

While visiting Rome with my family this summer, we participated in the Corpus Domini and Flower Festival in Umbria.

This year, the festival was held June 3. During the day and night before the event, almost a thousand people, including my children Maria Vittoria and John Carlo, worked strenuously to create carpets and pictures made of flowers along the narrow town's streets. The floral creations cover streets throughout the historical center in preparation of the passage of the blessed sacrament carried in procession by the bishop on the following Sunday morning. The momentous occasion takes place in Spello, a small village in Umbria where the Infiorata event began in the 1930s. It takes place every year on the day of the Corpus

Domini feast on the ninth Sunday after Easter.

It seems the first flower carpets were made June 29, 1625 in the Vatican Basilica by Benedetto Drei, head florist at the Vatican, and his son Peter, who used flower petals like mosaics to decorate the basilica on the day of Saints Peter and Paul's feast. Today, the Infiorata artists use flowers with various nuances of color and their petals to create both simple and elaborate designs on the streets leading up to their churches and abbeys.

After months of work on the actual design of the painting, they first sketch them on the floor in chalk and mark each line with soil or coffee grounds. Then comes the job of filling in the marvelous creations with flower petals, using individual petals the way painters use the colors on their palette.

It truly is a wonderful experience.



# Lettuce do dinner

## Local chef shares story, tips on Mason Jar Salads

By Alice Hickox

My passion for the culinary arts began in my teens when I took over the family cooking duties as my mother battled cancer.

Determined to help with my mom's healing process, I planned the family dinner menus in advance to include as many fresh vegetables and whole grains, while eliminating processed, cancer-fueling foods.

The farm-to-table, free range and wild caught concepts — so important today — were a way of life on my family's Georgia farm. Over the years, I honed my culinary skills through self-instruction and classes, as well as preparing diverse and creative meals for my own family. My passion for cooking eventually inspired me to start my own personal chef business, preparing healthy, delicious meals in my clients' kitchens.

Thirty-plus years later, my mom is cancer-free. Whether or not my role

as the family chef played a part in my mom's healing, I am a firm believer that the foods we choose to put into our body have a dramatic impact on our body's ability to thrive and prevent disease.

With the challenge to help my clients through my personal chef service, Lettuce Do Dinner, as well as personally consume more variety of seasonal produce, I have been turning to Mason Jar Salads, which can be made ahead of time and enjoyed all week. Maybe you've sipped some delicious sangria or lemonade from a mason jar? Or fished a pickle swimming in one? Maybe they are your "redneck wine glasses" at home? But have you had the pleasure of enjoying a Mason Jar Salad from one?

The secret to mason jar salads is the layering. You want the dressing — typically a vinaigrette of some sort — to go in first. Next, throw in the goodies that can hold up to being in contact with the dressing, then the proteins (think chopped chicken, hard boiled eggs, grains) and lastly, salad greens on top. To eat the salad, merely unscrew the lid, dump the concoction in a bowl and presto! It's instant salad with the dressing on top, just where it's supposed to be. These salads are not only pleasing to the



ABOVE: Ponte Vedra resident Alice Hickox is the president and founder of Lettuce Do Dinner, a personal chef team that offers customized menus based on each client's dietary requests and palates.

LEFT: The Mason Jar Salads are one of several creations by Hickox and Lettuce Do Dinner.

Photos courtesy of Alice Hickox

LETTUCE continues on Page 22

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# Rome

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close to Piazza Navona (always crowded) that offers only antique stores and small trattorie establishments to eat traditional Roman meals and have a glass of wine. Locals come here to peacefully enjoy the beauty of the city. After lunch, everyone continues their visit until it's time for an

aperitif or drink.

Earlier this summer in June, I met with a Ponte Vedra Beach family, the Lisowskis, at Terrazza Borromini, a rooftop restaurant between Santa Maria dell' Anima and Piazza Navona. The view was spectacular. We had a great time, cheering to our vacations with special cocktails and appetizers and enjoying the sunset with its red and orange colors.

Cin cin, everyone!



Photo provided by Francesca Rutherford

A popular Italian pastry

# Lettuce

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eye with all the colorful ingredients, but they can be made up to five days ahead while still maintaining their freshness.

This summertime Mason Jar Salad below is a favorite — packed with spinach, strawberries, roasted asparagus, red onion, grilled chicken and feta cheese with a fresh blueberry vinaigrette. Of course, you can make this recipe without the jar!



Photo courtesy of Alice Hickox

## Spinach, Strawberry and Roasted Asparagus Salad

(Makes 2-quart size salads)

### Fresh Blueberry Vinaigrette:

- 1/2 cup fresh blueberries
- 1/4 cup balsamic vinegar
- 2 teaspoons raw honey
- Pinch of salt
- Freshly ground pepper, to taste
- 1/2 cup good quality olive oil

Place the blueberries, vinegar, honey, salt and pepper in a blender and blend until smooth. While the blender is running, slowly add the olive oil until desired consistency is reached.

### Salad:

- 2 quart-size (wide mouth) mason jars
- 1/2 cup red onion slices
- 1/2 cup cucumber slices
- 4 large strawberries, halved or quartered
- 4-6 stalks roasted asparagus
- 6 ounces grilled or rotisserie chicken (optional)
- 4 cups organic baby spinach
- 4 tablespoons feta cheese
- 1/4 cup pre-sliced almond slivers

**To roast asparagus:** toss asparagus stalks in a little olive oil, salt and pepper until lightly coated; roast on baking sheet at 400 degrees Fahrenheit for seven minutes. Thoroughly cool before assembling salad and then cut into 1-inch pieces.

Place 4 tablespoons of blueberry vinaigrette in each jar. Divide the remaining ingredients in half and start layering in the order listed in ingredients starting with onion slices. Screw the jar lid on and enjoy within five days!

*\*Note: This recipe is easily adapted to vegetarian or dairy-free by omitting chicken and/or cheese and substituting chickpeas or a high protein grain such as a farro.*

**For more information on Lettuce Do Dinner, Personal Chef Service, visit [www.lettucedodinner.com](http://www.lettucedodinner.com).**

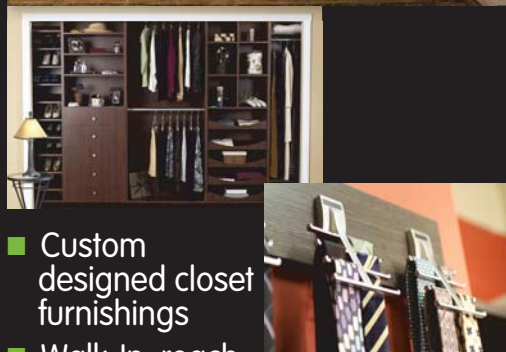
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# Atlantica Isles at Beachwalk: A Vacation Every Day

**By Doris Arnold**  
Watson Realty Corp.

Beachwalk is one of the hottest addresses in St. Johns County for 2018, and its Atlantica Isles coastal living models were unveiled June 23 at the grand opening and ribbon-cutting attended by over 500 guests.

Beachwalk delivers chic elegance to historically rich St. Johns County, which reigns No. 1 for “Best Counties to Live in Florida,” thanks to outstanding A+ schools and an A+ family rating as reported by NICHE.com. Nearly 800 homesites in the 1,100-acre Beachwalk are underway around the epic 14-acre Crystal Lagoon.

You can “live, eat and play at Beachwalk,” according to Patrick Coomer, division president of Americrest Luxury Homes. The development offers semi-custom luxury homes, cultured retailers, waterfront dining, shopping, water play, a 15,000-square-foot beach club, sporting outlets and luxury living all within walking or golf cart driving distance.

Americrest Luxury Homes, Inc. was founded by three of Florida’s most prominent real estate developers, Neil Eisner, Arthur Falcone and Albo Antenucci, Jr. This trio has a proven success record for luxurious living and is now offering this concept to St. Johns County. Americrest Sales Manager David Eisner said, “If you want a home that recognizes you as an individual, Americrest is right for you, as a customizable builder.”

Lauren Arcaro, director of sales and mar-

keting for Americrest Luxury Homes, Inc., said Americrest’s innovation makes dreams a reality, building the first homesites on the shore of historically one of the largest Crystal Lagoons to date in the U.S. Americrest offers four contemporary-style luxury model homes from 2,553 to nearly 4,000 square feet in two-and three-story elevations.

After the first big splash of the models and the grand opening, Americrest is offering design option credits and other incentives. Reservations are now, at a record pace, especially on the lagoon. To visit Atlantica Isles and see the four luxury models, travel I-95 and then east on CR210/Exit 329.



Photos courtesy of Doris Arnold



# Palencia: A great location to call home



Photos courtesy of Janet Westling

**By Janet Westling**  
Berkshire Hathaway HomeServices  
Florida Network Realty

Enter the gates of Palencia and experience a resort community in St. Augustine that is surrounded by 30 acres of nature preserve and eight miles of multi-use nature trails on the west side of the Intracoastal Waterway.

It is believed that when Florida was first discovered by Juan Ponce De Leon in 1513, the Spanish explorer came ashore on the Florida coast near the present-day location of Palencia and named this land “La Florida,” which means land of flowers. History tells us that he was searching for the Fountain of Youth, a water source that would bring eternal youth!

When my buyer Suzie Bojarski decided to leave South Florida and discover what North Florida living had to offer, she also set her sights on Palencia. She and her family, however, had their own search criteria for relocating to the area from Delray Beach.

“Delray Beach was once a quiet town but over the past 30 years, the population has doubled,” said Bojarski. “Delray was a special beach town, but development and an exploding population all contributed to the crowded roads and beaches and rising cost of living. It was time to move.”

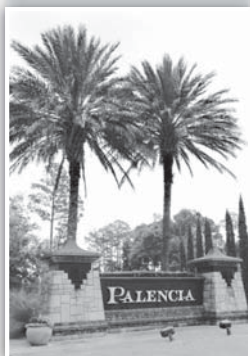
Bojarski and her family found the perfect home for a multigenerational household in Palencia on Cypress Crossing Trail. The family’s beautiful four-bedroom, three-full bath home has a design that is unique, spacious and offers privacy for each family. The original owners added two feet on the guest bedroom side of the home that creates three large bedrooms almost as spacious as the master on the opposite side of the home!

The location is convenient to St. Augustine, Nocatee and Jacksonville and offers a peaceful setting without the congestion the family left behind. The home overlooks a beautiful preserve in the back and in the front across the street.

“We fell in love with Palencia,” said Bojarski. “The neighborhood is beautiful, our neighbors are friendly and the amenities are amazing.”

Bojarski’s daughter Jennifer added that the view is peaceful and calming, especially when decompressing after a day of work.

The Palencia lifestyle includes a 40-acre Village Center, the Palencia Club with a 33,000-square-foot clubhouse and an 18-hole Arthur Hills-designed golf course. Residents can swim at the aquatic center or exercise at the fitness center. A very special feature is the walk on the nature trail to the Tolomato River Boardwalk, where residents can fish and enjoy spectacular Intracoastal views.







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To be included in the next issue publishing October 25th, please contact April Snyder (904) 285-8831, ext. 3937 [apri@sopcfla.com](mailto:apri@sopcfla.com)



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## Provence-inspired home provides tranquil setting and convenient location

By **Peggie Black**

Berkshire Hathaway HomeServices  
Florida Network Realty

How would you like to live moments from where you work and play? Nestled along the majestic greenway of Glen Kernan Parkway sits Villini at Glen Kernan, a 52-home gated boutique community just west of Mayo Clinic. This home at 4530 Carrara Court provides the opportunity to enjoy privacy as well as a no-commute lifestyle.

This Provence-inspired home was built with quality and craftsmanship by Pineapple Corporation. Attention to detail is evident as the iron-gated entry portal swings wide to an expansive courtyard garden complete with a large, three-tiered gurgling fountain and masonry garden walls. Guests will want to visit often to enjoy the comfort of a detached private casita with en-suite bath. A gracefully arched courtyard promenade leads to the main residence entry.

Step inside and you will notice the artful staircase with decorative iron railings, a custom wine room and the gleam of walnut-stained floors throughout. The chef in the house will love the large, open chef's kitchen with a Thermador gas cooktop, double ovens and Country French cream cabinets. Adjoining the kitchen is a lovely window-lined breakfast nook and morning kitchen. The spacious family room has a gas fireplace and a separate large study. French doors open to an oak-shaded backyard with a view of the neighborhood pond.

Beautiful exposed beams are found in both the family room and formal living area. The spacious, open concept formal living and dining areas are sure to please for large parties or small gatherings. They are light and bright with a wall of windows, grand exposed beams, beautiful fireplace and French doors that open to the courtyard.

At day's end, you may envision yourself reading a favorite book in the media loft, stepping into your spacious owner's suite to take a long luxurious soak in the deluxe

Whirlpool tub or having a quiet moment to watch the birds from one of two secluded balconies.

Offering easy access to JTB, Mayo Clinic, shopping, restaurants and the pristine beaches of Ponte Vedra, this conveniently located, four-bedroom, three-and-a-half-bathroom residence also features a three-car garage

**BLACK** continues on **Page 27**



## Marsh Landing home offers ample opportunities for multi-generational living, entertaining

By **Elizabeth Hudgins**

Berkshire Hathaway Home Services  
Florida Network Realty

When Roger Postlethwaite and his wife Maxine McBride were house hunting nearly two decades ago, they not only needed a configuration ideal for teenagers and frequent family guests, but also enough space to entertain comfortably. The Ponte Vedra couple is known for their signature functions — from intimate dinners to themed parties to fundraisers for upwards of 100 guests.

The Postlethwaites had to look no further than Marsh Landing. They were fortunate to build a light-filled and sophisticated dream home on a beautiful private lot at 152 Clearlake Drive. With an outdoor courtyard, professionally-designed kitchen, three-bedroom suites and a private guest cottage, the European-inspired layout was specifically created

for their family, friends and entertaining. “This house was built for multi-generational living, which has been ideal for our situation,” said McBride, owner of public relations agency Clockwork Marketing Services. “When we first moved in, our son was a teenager — and then later our teenage niece and adult daughter lived with us. Having a guest cottage with a full bath, mini kitchen and separate entry has been wonderful. This residence was also built for entertaining, and we have had many a party planned around the courtyard (probably my favorite space in the home), which we designed based on an outdoor courtyard we visited in France.”

The organic rock and slate floors of the courtyard — which visitors pass through upon entering the home — are a perfect complement to the outdoor fireplace, fountains and pond. Multiple sets of doors allow access from the family room,

as well as from the living room, office, guest house and master suite. The lush area has also been an ideal space for dining al fresco or hosting musical performances.

This amount of entertaining would not have been possible, said the couple, without the home's amazing

**HUDGINS** continues on **Page 27**



Photos courtesy of Elizabeth Hudgins



Photos courtesy of Peggie Black

4530 Carrara Court

152 Clearlake Drive



# Hudgins

Continued from 26

kitchen, which has been tried and tested by the professionals themselves. Some of the more famous parties have featured Chef Roy Yamaguchi, founder of Roy's, and Chef Matthew Medure of Matthew's and Restaurant Medure, headlining over-the-top dining experiences.

"When Roger was COO of LandMar Group and GreenPointe Holdings, we hosted clients and friends often, and the huge central work island in the kitchen allows for guests to watch the chefs do their magic," said McBride. "We also have an oversized laundry room with extra cabinet space next to the kitchen, which doubles as a catering kitchen."

A few years ago, the couple renovated parts of the home, including upgrading the master bath, painting and refinishing all floors. And of course, now that it is in nearly perfect shape, they are finally ready to downsize.

"I have to laugh at the old adage that right when a home is as you want it, you leave it," said McBride. "This is a truly special place, and we have so many amazing memories from our adventures here."

This property is represented by Berkshire Hathaway Home Services Florida Network Realty, listed by Elizabeth Hudgins and offered for \$925,000.

# Black

Continued from 26

with custom built-in cabinets and an additional storage room. The delightful neighborhood of Villini at Glen Kernan is where friends gather, stroll the tree-lined sidewalks and share the joys of life. Welcome home!

This property is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Peggie Black and offered for \$720,000.

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**BOOK SIGNING**

An evening with  
**GERALDO RIVERA**

By Janet Westling  
Contributing Editor

On June 2, my husband Dale and I hosted attorney, reporter, talk show host and author Geraldo Rivera at our home in Sawgrass Country Club for a book signing of his personal memoir, "The Geraldo Show: A memoir." The private reception was attended by 55 people. Over 280 books were signed, and guests had the opportunity to pose for photos with Rivera during the signing. After dinner, Rivera, who hosted the "The Geraldo Rivera Show" from 1987 to 1998, gave a wonderful talk about his career, his life and the defining moments that shaped and changed his trajectory. For example, he discussed how the attack on 9/11 motivated him to become a war correspondent in the Middle East and cover the search for Osama bin Laden. In addition, his reporting on the abuse and neglect of patients with mental disabilities at Willowbrook State School earned him Emmy and Peabody awards. Rivera is an author of seven books and is a graduate of the University of Arizona and Brooklyn Law School.

Photos by Susan Griffin and courtesy of Janet Westling



Rivera with Dale and Janet Westling



Rivera with Carol and Bob Zoller



Rivera with Grier, Julie and Sam Wells



Rivera with Michelle, Charlie and Colette Belzer



Rivera with Judy and Gary Ball



Rivera with Michael and Congressman John Rutherford



Rivera with Claudette Croteau



Rivera with Chris, Scott, Allison and Emma Ferebee



Rivera with Faleesha Kreiger



# Review: 'The Geraldo Show' is a must read for all ages

By Jesse Hagy

As an 18-year-old, I have missed out on most of Geraldo Rivera's fascinating career. I grew up during the Iraq War and the fighting in Afghanistan, and, at the time, I was too young to understand most of what was going on with these conflicts.

Geraldo Rivera's "The Geraldo Show: A Memoir," however, provided me with a deep and gripping understanding of what I missed and why it happened. The first "rock & roll" newscaster does a remarkable job at conveying his personal experiences while chasing conflict and exposing horrors.

The memoir covers Rivera's rise to fame, his relationship with his family, his reporting on Willowbrook State School, the War on Terror, his friendships with Roger Ailes and Donald Trump and more.

Rivera's Willowbrook story — also known as "The Last Great Disgrace" — catapulted him to celebrity status overnight and led to the shutdown of the institutions across the country that housed the no-longer forgotten disabled. Rivera's Willowbrook reporting is a testament to his bravery and ambition and just a preview of his daredevil personality that is later displayed in warzones across the globe.

It is clear throughout the book that there are a few people who Rivera holds great admiration of: his wife Erica, his children and Roger Ailes. Ailes changed Rivera's life and career when he allowed him to become a war correspondent for Fox News when NBC wouldn't. After losing 135 friends to the 9/11 attacks, Rivera took a massive pay cut and left his successful "Rivera Live" show to embed with troops in the Middle East, with the hope of capturing the moment of the defeat of

Osama bin Laden.

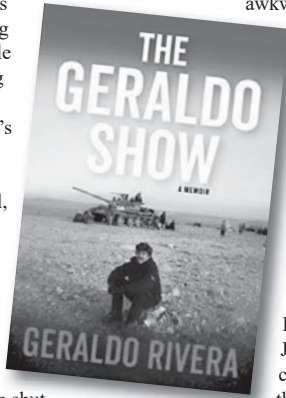
It would be 10 years before Bin Laden was killed, but Rivera would have the privilege of announcing the death of America's most wanted man. Without Ailes, Rivera would've never been able to travel to Iraq and Afghanistan 22 times, report on the war and provide the troops with entertainment and a voice.

"The Geraldo Show" also covers Rivera's appearance on "Dancing with the Stars," in which he shares some awkward moments with his dancing partner, Edyta Sliwinska, that include a joke about his ability to dance that left his partner's face blank. The book additionally covers his appearance on "The Celebrity Apprentice," in which he faced off with his unlikely rival, ex-boy band member Kevin Jonas. Although Jonas and several others conspired against Rivera, the newsman ultimately

prevailed over his arch nemesis and placed second in the season.

Overall, not many people have sailed up the Amazon River, become close friends with a president, risked their lives in warzones or triumphed over relentless attacks from the media, but Rivera has. I highly recommend "The Geraldo Show" to people of all ages, but especially to younger readers who like me lived through many of the events in the book, but were too young to remember or fully understand them. Rivera's first-hand account reveals a collection of stories that compose the truly incredible life of the first "rock & roll" newsman, making "The Geraldo Show" a must-read.

You can find "The Geraldo Show" on Amazon for \$20.53.



Geraldo Rivera with Elizabeth and Jesse Hagy

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Affordable waterfront in the "Venice of North Florida" off San Pablo Pkwy near the Mayo Clinic. 3,046 Sqft. Home with 3 car garage, pool and 106 ft. on deep water canal with 12,000 Lb lift & floating dock. MLS # 936896  
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Gated estate with lush landscaping makes the perfect family retreat with 5 bedrooms and 6 full baths, boat dock, large blue pool and spa, outdoor summer kitchen with fireplace, dining area and gathering room. MLS # 925794  
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# Get Settled in St. Johns County Before the School Year Begins!

## 366 ROYAL TERN RD. S.



This luxurious European-style estate is located in Marsh Landing's North Island. Featuring 5 bedrooms, 5 full, 2 1/2 baths & over 6,500 sq. ft. Enjoy the pool and views of the Intracoastal and marsh. **MLS# 929558. \$1,999,999**

## 24554 HARBOUR VIEW DR.



This beautiful Spanish Revival style home features 4 bedrooms, 3.5 bathroom and 5,126 Sq. ft of living space. Enjoy the over-sized balcony with basin views or cross the street, where your 50' floating slip awaits you, with direct access to the Intracoastal Waterway. **MLS# 936445 / \$1,449,000**

## 538 MORNING SIDE DR.



This lovely 3BD, 2BA pool home is situated on a quiet corner lot with fresh exterior paint, new windows and contemporary updates. The outdoor living spaces are awesome with decks surrounding the pool and two side yards. **MLS# 932254 / \$719,900**

## 140 INDIAN COVE LN.



This Marsh Landing home features 5 BD, 4.5 BA and 3,376 Sq. Ft. You'll love entertaining on the large screened lanai looking out at the water and a fountain. Plus, there is a brand-new roof and air conditioner! **MLS# 917279 / \$699,000**

## 1230 SALT CREEK ISLAND DR.



This lovely TPC home features 4 Bedrooms, 3 bathrooms and 2,920 Sq. Ft. of living space. You'll love the fantastic over-sized screened patio. Situated directly on the Oak Bridge Golf course with wonderful golf views but also a sturdy hedge to provide privacy. **MLS# 945154 / \$629,000**

## 209 CHARLEMAGNE CIR.



Completely remodeled 4 BD, 2.5 BA home in Fiddlers Marsh. Open floor plan, new hardwood flooring, kitchen cabinets and granite counters PLUS a BRAND-NEW ROOF. With all these wonderful updates, it feels like a new home! **MLS# 939741 / \$414,900**

## 414 ROYAL TERN RD. S.



Custom-built North Island masterpiece in Marsh Landing offers 5 bedrooms, 6 baths & over 6,000 sq. ft. You'll love the gorgeous views of the marsh, water and resort-style pool. **MLS# 905244 / \$1,680,000**

## 824 BAYTREE LN.



This elegant custom-built home in Plantation Oaks features 6 BD, 5 BA and 5,241 Sq. Ft and sits on one of the prettiest waterfront lots available! **MLS# 885197 / \$850,000**



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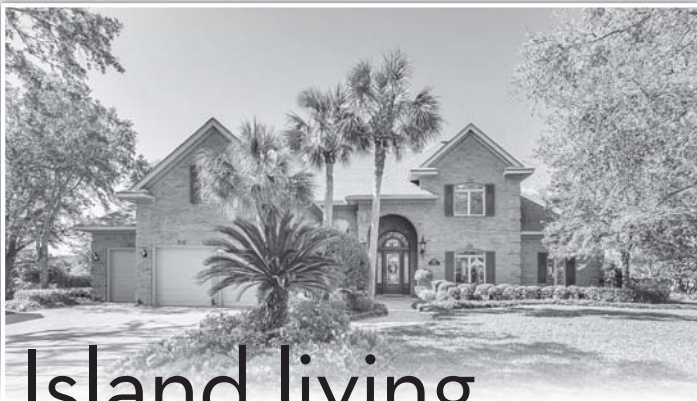
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# Island living in Ponte Vedra Beach

**By Barbara Maple**  
Watson Realty Corp.

Cross the bridge over the lagoons in Old Ponte Vedra Beach, and you will enter the popular island community of Lake Road and Lake Terrace.

About three blocks from the beach, this little island is just a quick jaunt to feeling sand between your toes. Ride your bike or drive your golf cart to the nearby Lodge & Club for a relaxing day by the oceanfront pool. Or hit up the Cabana Club next door. In whichever direction you go, there are clubs, restaurants, shopping and lots of outdoor recreation.

Located at 555 Lake Road, this home is on one of the best lots on the island, encompassing over a half-acre at the end of the cul-de-sac. The grand, two-story brick beauty offers four bedrooms, an office, four-and-a-half baths, approximately 4,463 heated/cooled square feet,

a three-car garage, screened pool and lanai, bulkhead and dock. The dock is an added bonus since it is grandfathered in, and docks are no longer allowed. Another bonus is the irrigation system. Water is drawn directly out of the lagoon, requiring no extra water usage on your water bill, negating the need for an irrigation well.

Entering the foyer, a striking great room opens with a two-story ceiling; rich, wood panels around the gas fireplace; double crown molding; and a wall of windows overlooking the pool and lagoon. Off to the left is a wet bar area adjacent to the breakfast room and welcoming kitchen. The kitchen comes equipped with newer appliances including a Wolf range; planning desk; prep island; and lagoon views galore.

On the other side of the kitchen is an

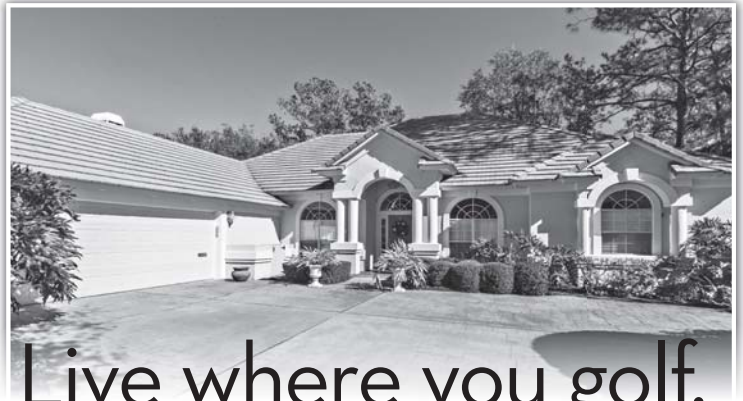
**MAPLE** continues on **Page 35**



Photos courtesy of Barbara Maple



**555 Lake Road**



# Live where you golf, golf where you live

**By Cyndi King**  
Berkshire Hathaway HomeServices  
Florida Network Realty

The Plantation at Ponte Vedra Beach is a secure, gated community with a golf course that recently underwent a \$7+ million-dollar renovation under the guidance of Greg Letsche. The residence at 111 Surrey Lane is a beautiful garden home providing a haven within this well-maintained golf community, which is just steps from the tennis courts and clubhouse.

This cul-de-sac garden home features a great room with gas fireplace framed by custom built-in cabinetry and bookshelves. The split floor plan features a spacious master bedroom with a deep tray ceiling and luxurious bathroom. Two additional bedrooms joined with a Jack and Jill bathroom are privately located on the other side of the home. The office/den can easily be a fourth bedroom. The updated kitchen

has Cambria quartz countertops, updated, matching stainless steel appliances, abundant cabinetry and a breakfast bar. New wood-look porcelain tile floors have been installed throughout the home.

The Plantation encompasses 650 acres of land with 133 acres of golf course and four acres of oceanfront. In addition, six acres were recently utilized to develop Plantation Commons, a brand new amenity park. The Beach House, an oceanfront beach club renovated in 2016, is a quick bike ride from the front gate and is open 365 days a year. The beach club features a junior Olympic-sized pool, barbecue grills, a fire pit, paddle boards and surf boards, a playground, grass yard and open beach access for pets.

The golf course is 7,141 yards of beauty and beast, satisfaction and challenge. The course underwent a significant revitalization throughout 2016 in which the greens,

**KING** continues on **Page 35**



Photos courtesy of Cyndi King

**111 Surrey Lane**





## Marsh Landing home offers expansive nature views and luxury living

**By Michelle Floyd and Cici Anderson**  
Marsh Landing Country Club Realty

Located at 220 North Wind Court in Marsh Landing Country Club, this home is in a prime location with jaw-dropping views.

The long-range views encompass wetlands, waterways and swaying palms. The expansive view is accented with a private dock and water access out to the Intra-coastal Waterway. This summer is the perfect time to enjoy the coastal waterway in your boat or jet ski from your backyard.

The centerpiece of the home is a newly constructed entertainment room. Walls of glass bring the outside in with incred-

ible views — bathed in sunlight! It's a very diverse room with several seating areas and bar areas. The entertainment room is just off the family room and open kitchen area. The traffic plan for everyday living and entertaining could not be more perfect.

A spacious master suite is located on the main level, as well as two additional bedrooms and a study. Upstairs is a second master suite or guest bedroom plus a bonus. Off the upstairs master, there is a deck with incredible views in all directions. The uniqueness of the home continues with an air conditioned, 2,000 bottle wine cellar.

**FLOYD/ANDERSON** continues on **Page 35**



**220 North Wind Court**



Photos courtesy of Michelle Floyd and Cici Anderson



## Oceanfront home provides array of amenities to entertain residents and their guests

**By Kim Hutchings and Laura Bishop**  
First Coast Sotheby's International Realty

Located at 559 Ponte Vedra Boulevard, this recently renovated property features 2,945 square feet with three bedrooms and four full bathrooms.

The first floor features imported Italian porcelain tile, and upstairs has Brazilian hardwood flooring. The house includes custom kitchen cabinetry offering abundant storage, shiplap trim, beautiful Carrara marble countertops and backsplash and a Wolf induction range, oven and microwave. Other amenities include a Sub-Zero refrigerator, Fisher & Paykel DishDrawers, a Thermador coffee station and a wine chiller.

The upstairs owner's suite offers endless ocean vistas, a spa-like bath and a wonderful barn style entry door to the huge custom-fitted closet. There is a spacious downstairs guest suite, a third downstairs bedroom and an oversized laundry room.

This open floor plan is perfect for entertaining or peaceful relaxation at the shores of the Atlantic, and you can enjoy the new Sonos system with surround sound throughout the home, patio and pool, all controlled by a touch to your iPhone or iPad.

Step outside and enjoy the warm breeze and gentle sound of the ocean. Any grill

**HUTCHINGS/BISHOP** continues on **Page 35**



Photos courtesy of Kim Hutchings and Laura Bishop

**559 Ponte Vedra Boulevard**



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# Tips on preparing your pool for hurricane season

By Judson Clarkson

Pools by John Clarkson

*This is a two-part article on how to prepare your pool for hurricane season. The second part will appear in the next edition of Sand Castles in October.*

Many of you are likely busy preparing for your summer vacation, or perhaps you are back from vacation and are consumed with getting your kids ready for school. Before you know it, we will hear weather reports of a storm that is forming in the Atlantic and heading this way. After all, we are already close to two months into the 2018 hurricane season if you can believe it!

The last thing any homeowner wants to think about right now is a potential hurricane, especially after families in Northeast Florida have had a rough past couple of seasons and some are still dealing with damage caused by Irma. Nevertheless, it is better to make your plan and ask the questions now, while things are calm, before the storm is a couple days away from landfall.

For better or worse, many pool owners have become proficient in hurricane preparedness thanks to Irma and Matthew. But for those who need a little advice, we thought it would be beneficial to review a few tips regarding how to prepare your pool for a hurricane. We'll go into a few of these tips in this issue and then review the others in the following edition.

The challenge is each pool, deck space and yard are different. You may have commercial size deck drain or great natural change in elevation that assists with natural drainage, or you may have minimal deck drainage or drains that are clogged with dirt and don't allow for much drainage at all. Each situation is unique and must be viewed as such.

The first question pool builders are asked is, "Should I drain my pool or lower the water level at all?" The Florida Swimming Pool Association (FSPA) does not mince words when it comes to emptying your pool. They strongly advise for homeowners to not empty their pool.



Photos courtesy of Pools by John Clarkson

**Joel Hartman, Jordan Clarkson, Judson Clarkson and John Clarkson from Pools by John Clarkson**

The reason being, if water is removed from the pool, and the heavy rains from the storm raise the water table in your area, you may walk outside after the storm to find your pool floating in your yard. Because you removed the weight of the water, which was holding the pool shell down, the pressure from the water table under the pool becomes forceful enough to push the structure out of the ground causing all sorts of other problems.

The follow up question we get is, "Should I drain the water level inside the pool at all?" The answer varies greatly depending on your particular situation. If your surrounding deck has sufficient drainage and the water from your deck and house gutters properly drains into the yard, lowering the level in the pool may not be needed. If, however, you are concerned with the pool overflowing and the drainage not keeping up, you can lower the level of water in your pool, but you are opening yourself up to other risks.

The FSPA recommends to not lower the pool more than one foot for a typical pool with standard depths as you do not want to drain the pool too much in the chance the pool floats with ground saturation. The other issue with draining the pool below your waterline tile is you need to make



sure to shut off the valve and close off your skimmer. If water does not flow into your skimmer while the pump is running, your pump will run dry and burn up causing potentially serious issues. Other pool owners choose to drain their pool to the bottom of their waterline tile but leave it high enough so that water is still getting inside their skimmer to prevent any potential issues with the pump.

In the next edition of Sand Castles, we'll discuss what to do if you do decide to drain your pool, other preventative measures that should be taken and what should be done after the hurricane passes.

**Judson Clarkson is the vice president of residential pools for Pools by John Clarkson. For more information, visit <http://www.pbj.com>.**

## Maple

Continued from 32

opulent formal dining room with its own special features. A large bay window looks south towards the lagoon; beautiful built-in cabinets adorn the north wall; and the best feature of all is a glass wall peeking through to the wine room.

The downstairs area is rounded out with an office, laundry room, powder room and luxurious master bedroom

complete with sitting area and water views. The master bath includes his and hers separate vanities, a garden tub and walk-in shower with double doors. Upstairs offers three more bedrooms, three baths and two large storage areas. The home was custom built in 1993 by the current owners, who are sad to see it go, but look forward to the next owners enjoying this beautiful piece of the island.

This home is represented by Watson Realty Corp., listed by Barbara Maple and offered at \$1,800,000.

## Floyd/Anderson

Continued from 33

To drive through Marsh Landing is like driving through a nature preserve. This home completes the philosophy of the developer by bringing the "outside in." The natural surrounding is accentuated by the natural vegetation and English garden feel of the backyard. A winding paved path leads to a gathering area and seating area around

a fire pit with lush vegetation. Birds are delighted by the natural flowering vegetation, providing music to the ears! The outdoors is in total harmony with nature.

This home is the epitome of elegance with a luxurious design to integrate into nature. It's located in a prized spot with access to golf, tennis, pool and fine dining. The property is represented by Marsh Landing Country Club Realty, listed by Michelle Floyd and Cici Anderson and offered for \$1,450,000.

## King

Continued from 32

tees and bunkers were rebuilt. The drainage system was upgraded and a new irrigation system was installed.

The Tennis Club features seven HARTRU courts with lights for night play. The Tennis Pavilion has a covered porch and a grandstand-style patio. Adjacent to that is a neighborhood playground and basketball court. Active tournament and event schedules are designed for men, women, couples and kids.

The Plantation House Club House, renovated in 2008 and expanded to 25,000 square feet, offers casual and more formal dining options. The fitness center, community library and locker rooms are located on the bottom floor. The fitness center provides the latest in weight resistance and cardiovascular equipment to help keep members in good health. A separate fitness studio is available for group and individual exercise classes.

This property is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Cyndi King and offered for \$500,000.

## Hutchings/Bishop

Continued from 33

chef will love the custom summer kitchen with a stainless steel Twin Eagles gas grill and Danver outdoor cabinetry with a lifetime warranty against corrosion, all designed in a beautiful stone surround. The huge lanai offers plenty of room for dining, relaxing around the stunning fire pit and even dancing under the moonlight.

If you prefer, spend playful days and evenings in your fabulous heated pool with cozy seating and a lighted waterfall. The entire exterior is warmly lit with

scones and landscape lighting, and you and your guests can enjoy a fully enclosed outdoor shower with hot and cold water.

The courtyard garage and extra parking pad offers an unbelievable amount of space for visitors. With every desirable amenity at your fingertips in your own home, you will probably never want to leave, but if you desire dinner, a workout, tennis or golf, two of the renowned Ponte Vedra clubs, the Lodge and the Inn & Club, are a short stroll north and south.

This property is represented by First Coast Sotheby's International Realty, listed by Kim Hutchings and Laura Bishop and offered for \$3,795,000.



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